



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Dedicate southerly 6 ft. of exist. Lot 1, Blk. 5, Volcano Cliffs Unit 26; vacate southerly 6 ft. of P.U.E. and grant additional 6 ft. of P.U.E. to re-establish 7 ft. wide P.U.E.

APPLICATION INFORMATION

Applicant/Owner: Beta Investments LLC (contact Steve Hernandez)	Phone: 505-228-1401
Address: 9798 Coors Blvd. NW, Bldg. C, Ste. 400	Email: steve@dmcnm.com
City: Albuquerque	State: NM
Professional/Agent (if any): Community Sciences Corporation	Phone: 505-897-0000
Address: P.O. Box 1328	Email: tompatrick@communitysciences.com
City: Corrales	State: NM
Proprietary Interest in Site: none	List all owners: see above

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1	Block: 5	Unit: 26
Subdivision/Addition: Volcano Cliffs	MRGCD Map No.: -	UPC Code: 101106410411830201
Zone Atlas Page(s): C-11-2	Existing Zoning: R-ML	Proposed Zoning: R-ML
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.4458

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Boson Parks Rd. NW | Between: Kimmick Dr. NW | and: Cerro Azul Place NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2022-007875

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 4-18-2023
Printed Name: Tom Patrick	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

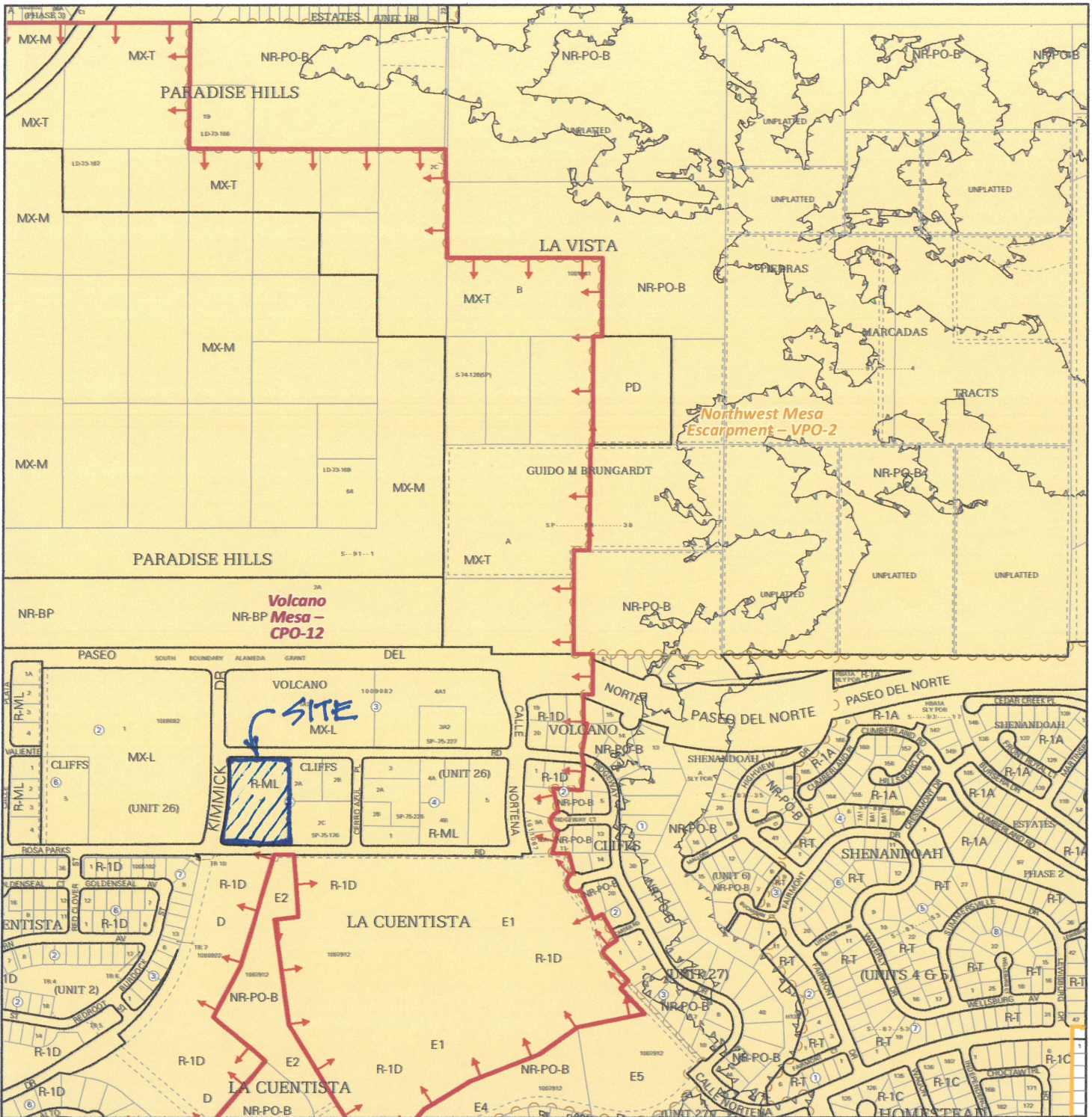
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

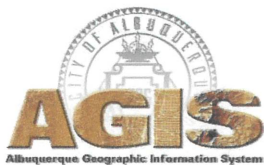
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- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the **proposed subdivision plat** or Site Plan
- 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

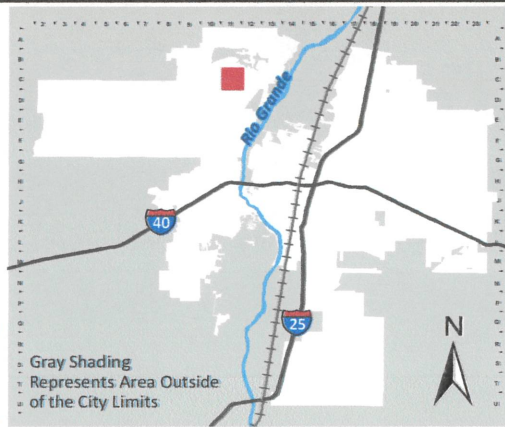


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

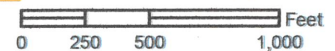


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

April 18, 2023
Development Hearings Officer
City of Albuquerque

RE: PR2022-007875

Request for Dedication of Public Right-of-Way

A Portion of Lot 1, Block 5, Volcano Cliffs Unit 26, being re-platted into Lot 1-A and additional right-of-way for Rosa Parks Road NW

To: Hearing Officer and Department Members reviewing this plat, Community Sciences Corporation (CSC) is acting as the agent for Beta Investments LLC, the owner of Lot 1. We are proposing to dedicate a six (6) foot wide portion of existing Lot 1 as additional right-of-way for Rosa Parks Road NW in fee simple to the City of Albuquerque. That portion of the existing seven (7) foot wide Public Utility Easement lying within the new right-of-way would be vacated and an additional six (6) feet of new Public Utility Easement would be granted to re-establish a new seven (7) foot wide Public Utility Easement adjoining the new right-of-way. Otherwise, there will be no change to Lot 1 other than a reduction in acreage. The 25 foot radius at the new southwest corner of Lot 1 will be re-established.

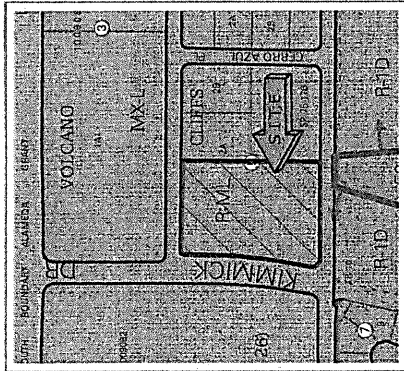
CSC submits this application to the Development Review Board for Sketch Plat review and comments.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No. 12651



VICINITY MAP
NOT TO SCALE
ZONE ATLAS MAP
C-11-Z

PUBLIC UTILITIES

Public Utility Easements shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGC) for installation, maintenance, and service of gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or in-ground), deck, concrete or wood post treated, or other structure shall be erected or constructed on the easement. The undersigned hereby certifies that the easements hereby granted shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement interest that may have been granted by prior plat, report or other document and which are not shown on this plat.

SOLAR NOTE:

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

PURPOSE OF PLAT:

The purpose of this plat is to dedicate new right of way to Rosa Parks Rd NW, to vacate a portion of an existing Public Utility Easement, and to grant new public utility easement.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires, and do dedicate additional right of way in the simple to the City of Albuquerque.

by Beta Investments LLC Date _____

ACKNOWLEDGEMENT

State of New Mexico)
County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by:

Notary Public _____
My commission expires: _____

NOTES:

- The basis of bearings is the Southerly Line of Lot 2A, Block 5, Volcano Cliffs Unit 26, as recorded in the Public Service Company of New Mexico Survey System Bearings are New Mexico State Plane, North Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD83.
- Bearings and distances shown in () are per record plat of Volcano Cliffs Subdivision, Unit 26 recorded June 23, 1971.
- Documents used (on file at Bernalillo County Clerk unless otherwise noted):
a. Plat: Volcano Cliffs Subdivision, Unit 26 recorded June 23, 1971, in Vol. D4 Folio 133
b. Plat: Replat of Lot 2, Block 5, Unit 26, Volcano Cliffs Subdivision, recorded August 4, 1975 in Bk. C10 Pg 145. Bearings and distances shown in () are per record
c. Warranty Deed, Filed April 20, 2007, Document No 2307057673.
- This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 3501C0112G, Effective date 9/26/2008.
- All easements of record are shown hereon.

SKETCH PLAT

**Lot 1-A, Block 5
Volcano Cliffs Unit 26**
BEING A REPLAT OF LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26 & SITUATE WITHIN SECTION 14, T.11N, R.2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
April, 2023

SITE DATA:
FEMA Map Number 3501C0112G
Zoning R-ML (Residential)
Miles of Full Width Streets Created 0 Miles
No. of Existing Lots / Tracts 1
Total Area 3.961 acres
Acreage of Dedicated Right-of-Way 0.0400 acres
Project Number: 2022-007875
Application Number: _____

Plat Approval

Utility Approvals

Approval	Date
PNM Electric Services	
New Mexico Gas Company	
Century Link dba Lumen Technologies	
Comcast	
AMA/CA	
City Approvals:	
City Surveyor	
Traffic Engineering, Transportation Division	
City Parks & Recreation Department	
City Engineer	
City Code Enforcement	
Hydrology	
ABQ/WUA	
Planning Department	
Real Property Division (conditional)	

TREASURER'S CERTIFICATION:

If there is a vacation involved with the plat:
This is to certify that all taxes due and payable have been paid in full for year 2023 pursuant to New Mexico statute 7-38-44.1

Lot 1, Block 5

UPC #101108410411830201 - Lot 1 Block 5, Volcano Cliffs, Unit 26

Bernalillo County, Treasurer's Office. By: _____ Date: _____

INFO FOR COUNTY CLERK:

Owner: Beta Investments LLC
UPC #: 101108410411830201
Property: Lot 1, Block 5, Volcano Cliffs Unit 26
Location: S-14, T. 11N, R. 2E, N.M.P.M. City of Albuquerque, Bernalillo County, NM

SUMMARY PLAT
Lot 1-A, Block 5
Volcano Cliffs Unit 26

PREPARED BY: FRIMO
DATE: 4/18/2023
SCALE: 1"=50'
BY: J.W.P. [Signature]
TITLE: SURVEYOR
NO. 12651
EXPIRES: 4/18/2029

Community Sciences Corporation
(505) 867-0009

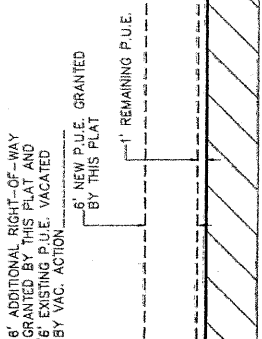
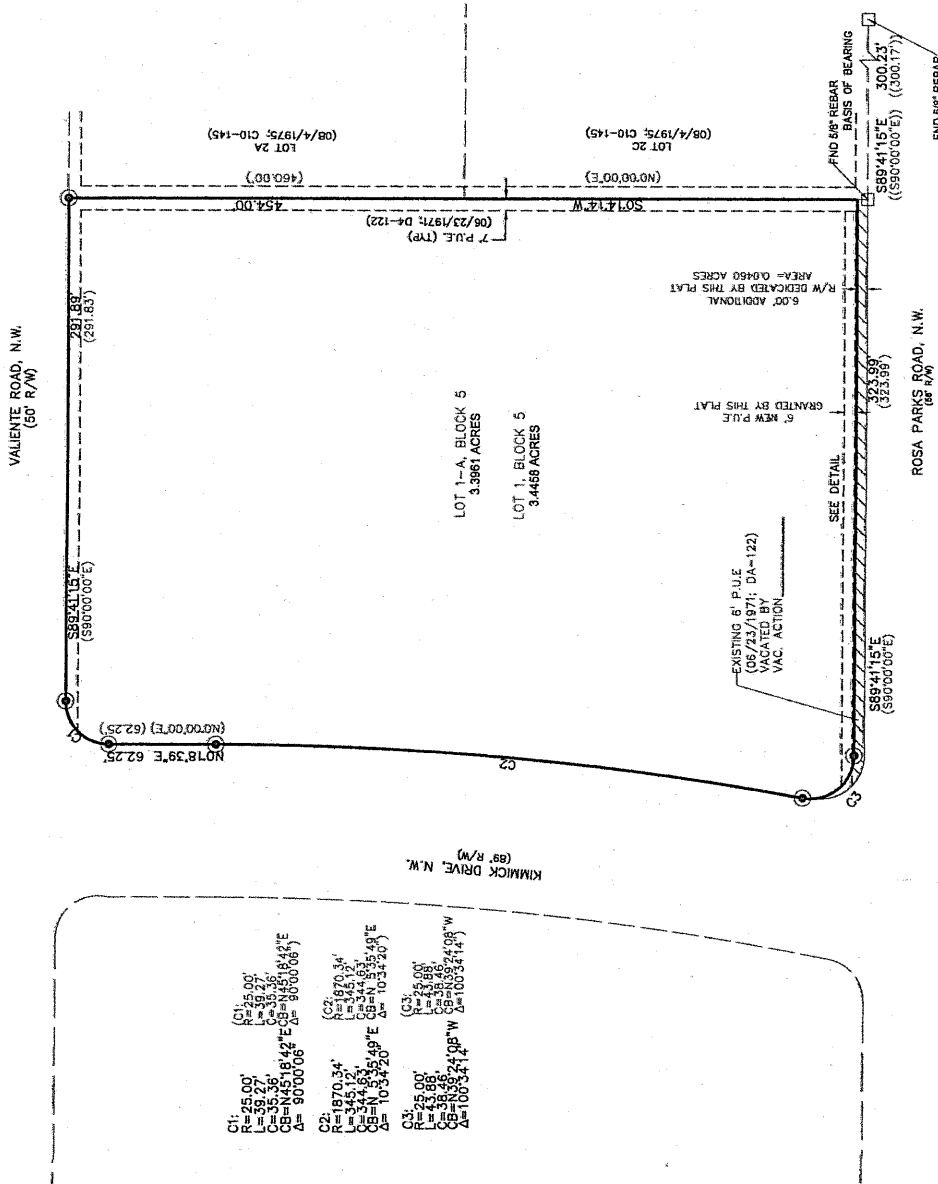
4.18.2023
Date

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

1 of 2

SKETCH PLAT

**Lot 1-A, Block 5
Volcano Cliffs Unit 26**
BEING A REPLAT OF LOT 1, BLOCK 5, VOLCANO
CLIFFS UNIT 26 & SITUATE WITHIN
SECTION 14, T.11N, R.2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
2023



Monument Legend

- Found Monument as noted.
- Set 5/8" Rebar w/Yellow Plastic Cap Stamped PATRICK FS12651
- Control Station
- Not set

Community Sciences Corporation
 1500 1st St. NE
 Albuquerque, NM 87106
 (505) 837-0000

DATE: 11-26-23
 DRAWN BY: JMW
 CHECKED BY: NJS
 PROJECT: N805-01-1705

2 of 2

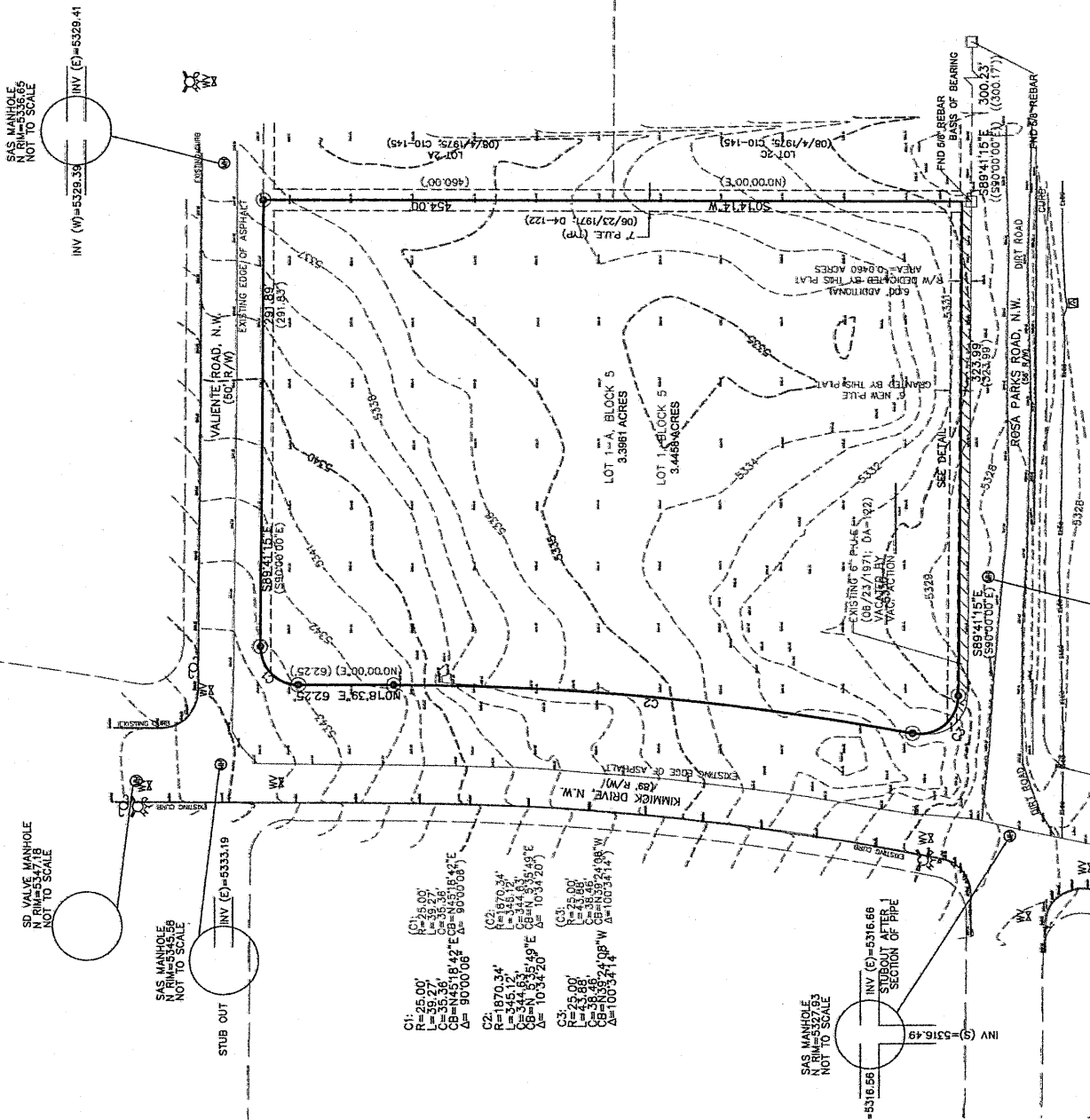
C1: R=25.00' L=39.27' C=38.36' CB=N 8°42' E CB=8000.06' Δ=8000.06'
 C2: R=1970.34' L=344.63' C=344.63' CB=N 5°35'49" E CB=103420' Δ=103420'
 C3: R=25.00' L=39.27' C=38.36' CB=N 8°42' E CB=8000.06' Δ=8000.06'
 C4: R=25.00' L=39.27' C=38.36' CB=N 8°42' E CB=8000.06' Δ=8000.06'

SITE EXHIBIT
LOT 1-A, BLOCK 5
VOLCANO CLIFFS UNIT 26
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2023



LEGEND

- SIGN
- FIRE HYDRANT
- WATER VALVE
- SAS MANHOLE
- TELE COMM TRANSFORMER
- POWER POLE
- OVERHEAD POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- UNDERGROUND ELECTRIC LINE



C1:
 R=25.00'
 L=345.12'
 C=35.34'
 CB=N45°18'42"E CB=425°15'49"E
 Δ= 90°00'06" Δ= 90°00'06"

C2:
 R=1870.34'
 L=345.12'
 C=35.34'
 CB=N45°18'42"E CB=425°15'49"E
 Δ= 10°34'20" Δ= 10°34'20"

C3:
 R=25.00'
 L=345.12'
 C=35.34'
 CB=N45°18'42"E CB=425°15'49"E
 Δ= 100°34'20" Δ= 100°34'20"

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR
- CONCRETE
- SET 1/2" PLASTIC CAP
- SET 1/2" PLASTIC CAP
- TRAPICK P512651*



Know what's below
 Call before you dig.

SITE EXHIBIT
 LOT 1, BLOCK 5
 VOLCANO CLIFFS UNIT 26

DATE: 12/28/2022
 SCALE: 1" = 50'
 DRAWN: LBC/ASPH
 CHECKED: JWH
 JOB NO.: 1955-01-205

Community Sciences Corporation
 Land Surveyors
 (505) 897-0000

Arizona Home Services